



City of Loma Linda

From the Department of Community Development

SPECIAL MEETING AGENDA HISTORICAL COMMISSION

MONDAY, DECEMBER 02, 2019 AT 5:30 PM
COMMUNITY ROOM: 25541 BARTON ROAD, LOMA LINDA, CA

A. CALL TO ORDER

B. ROLL CALL (*five members present constitutes a quorum*)

C. COMMENTS FROM THE FLOOR/PUBLIC PARTICIPATION (*Limited to 3 minutes; three minutes allotted for each person*)

D. DISCUSSION ITEMS

- 1. CERTIFICATE OF APPROPRIATENESS FOR PRECISE PLAN OF DESIGN NO. P19-206:** Request for review and approval of the proposed architectural styles and configuration of 57 condominium units with shared open space and parking. The 4.6-acre parcel is located in Planning Area 3-2 of The Groves Specific Plan, which is intended for high density residential. The General Plan land use designation is Special Planning Area "D" and is zoned Planned Community (PC). The site is within the Historic Mission Overlay District. APNs: 0292-111-53

RECOMMENDATION: Staff recommends the Historical Commission recommend approval of the Certificate of Appropriateness, with suggested changes, for the proposed project described above.

- 2. APPROVAL OF MINUTES:** March 04, 2019

E. OTHER ITEMS

F. ADJOURNMENT



City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894

Community Development Department

HISTORICAL COMMISSION MEETING STAFF REPORT

DECEMBER 2, 2019, 5:30PM

TO: Historical Commission

FROM: Konrad Bolowich, Assistant City Manager
Community Development Department

SUBJECT: CERTIFICATE OF APPROPRIATENESS FOR PRECISE PLAN OF DESIGN NO. P19-206: Request for review and approval of the proposed architectural styles and configuration of 57 condominium units with shared open space and parking. The 4.6-acre parcel is located in Planning Area 3-2 of The Groves Specific Plan.

BACKGROUND AND PROJECT SUMMARY

In 2018, the Historical Commission, Planning Commission, and the City Council approved and adopted The Groves Specific Plan, a city-initiated project for the 300-acre area designated as “Special Planning Area D” (SPA-D) in the General Plan. The Plan established development standards and design guidelines for the area. It incorporated previously approved components including the Veterans Affairs Healthcare Facility (Phase One Concept Area) and the Citrus Trails Master Plan (Phase Two Concept Area). The Phase Three Concept Area, 102.9-acres consisting predominately of property managed through the Redevelopment Successor Agency, was established concurrent with, and incorporated within, The Groves Specific Plan, too.

The project applicant, Lewis Investment Company, is proposing to construct 57 condominium units with shared open space and parking on a 4.6-acre site located on the southwest corner of Park Avenue and Bryn Mawr Avenue. The subject site is within the Phase Three Concept Area, more specifically, within Planning Area (P.A.) 3-2 and within the Historic Mission Overlay District. See Attachment B – The Groves Specific Plan Land Use Plan Map. As required by The Groves Specific Plan and the Historic Mission Overlay District ordinance, any proposed development within the District must be reviewed by the Historical Commission before the insurance of any entitlement permits.

The Commission shall review the proposed architectural styles and configuration of the project and provide comments in regards to the compatibility with the cultural heritage of the historic area. Moreover, the Historical Commission shall make a recommendation for the Certificate of Appropriateness to Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Historical Commission recommend approval of the Certificate of Appropriateness, with suggested changes, for the proposed architectural styles and configuration the 57 condominium units located in The Groves Specific Plan, P.A. 3-2, in association with Precise Plan of Design Application No. P19-206.

ANALYSIS

The applicant, Lewis Investment company, is proposing to construct 57 condominium units with shared open space and parking on a 4.6-acre parcel located on the southwest corner of Park Avenue and Bryn Mawr Avenue, in Planning Area 3-2 of The Groves and Historic Mission Overlay District. Because of its location, the project requires the approval and ratification of a Certificate of Appropriateness for Precise Plan of Design No. P19-206 before any insurance of entitlement permits.

The Groves Specific Plan Purpose and Development Standards

According to The Groves Specific Plan, P.A. 3-2 is envisioned as a residential neighborhood across from the central park on Bryn Mawr Avenue. It is also located adjacent to the future RUSD school site and just south of the VA Center. This designation allows for a variety of product types, including: walk-up townhomes, duplex or triplex units, courtyard and motor court products, and attached single-family housing ranging from 6 to 13 dwelling units per acre. Dwelling units are required to front or side-on to Bryn Mawr Avenue to take advantage of views to the park, create an attractive street edge, and to eliminate the possibility of a residential wall along Bryn Mawr Avenue. This site contains an easement for the extension of Park Avenue along the northern edge of the property. Park Avenue will enable access to the future school as well as the residential neighborhood.

The following development standards regulate new site and building development for the subject site:

	Minimum	Maximum
SETBACK REQUIREMENTS		
From Bryn Mawr Avenue	5 ft	10 ft
Private Street or Drive	10 ft	None
Building-to-Building Separation	Per California Building Code	
Abutting Off-Site One-Story Building	10 Ft	None
Abutting Off-Site Multi-Story Building	15 ft	None
BUILDING DENSITY / INTENSITY		
Residential	6 du/ac	13 du/ac
BUILDING HEIGHTS		
Residential	2 Stories	3 Stories and 35 feet
Open Space	100 sf / unit	
Enclosed Garage	2.0 spaces / unit	

Pursuant to Chapter 17.82 Historic Mission Overlay District, new development in such areas require an emphasis to further the public knowledge of Loma Linda's local history and protect important elements of the Mission District. The intent of the Mission District ordinance is to provide a basic framework for future development that will:

- A. Preserve and enhance the Mission Road area and associated historical and cultural resources;
- B. Allow for the continued use and enjoyment of existing properties by limiting the focus of the ordinance codified in this chapter to new development projects and/or rehabilitation, restoration, adaptive reuse, and demolition of historical and/or cultural resources;

- C. Allow for consistent, compatible, and complementary development of the vacant properties (structures and lands) within the Mission Road area; and,
- D. Encourage new development in the area to be pedestrian friendly through the incorporation of livable/walkable community concepts.

As required under Chapter 17.82 of the Loma Linda Municipal Code, the Specific Plan incorporates development standards and architectural and site design guidelines that reflect the historical designation and intent of the Historical Mission Overlay District. Specific Plan features that serve to protect, preserve, and ensure compatibility with historic resources are discussed in section 3.5.2(b)-*Historic Resources* of the Plan. An excerpt from that section is attached to this report for guidance. See Attachment C.

In preserving the historic attributes of the area, the applicant has chosen two (2) architectural styles that are consistent with the ordinance and the Specific Plan: Craftsman and Bungalow. See Attachment D – Project Plans.

Any future, proposed community signage, specific landscape designs, trails, or street names, will require a similar review and approval process.

DISCUSSION AND COMMENTS REQUESTED

The Community Development Department requests that the Historical Commission provide comments on potential land use and design considerations, as they relate to cultural and historic resources and the provisions of the Historic Mission Overlay District, that will be forwarded to the Planning Commission and City Council as they complete their review of the proposed Project. Specifically, it is requested that the Commission comment on the following:

1. Appropriateness of the architectural design styles and configuration of the project.
2. Preliminary conditions that could apply to project approvals.

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report for The Groves Specific Plan project was adopted and certified by Planning Commission and City Council on June 12, 2018. All environmental impacts associated with current and future development was evaluated for the entire 300-acre site within Special Planning Area “D”. Planning Staff has conducted a review of the project as currently designed and submitted in light of the previous environmental document and determined that no new effects would result and no new mitigation measures would be required for the Precise Plan of Design of the proposed residential condominium units.

CONCLUSION AND RECOMMENDATION

Staff recommends the Historical Commission recommend approval of the Certificate of Appropriateness, with suggested changes, for the proposed architectural styles and configuration of the 57 condominium units located in The Groves Specific Plan, P.A. 3-2, in association with Precise Plan of Design Application No. P19-206.

Respectfully submitted,

Lorena A. Matarrita
Associate Planner

ATTACHMENTS

- A. Vicinity Map
- B. The Groves Specific Plan Land Use Plan Map
- C. Historic Guidelines Excerpt from The Groves Specific Plan (Pages 3-50 to 3-54)
- D. Project Plans

Vicinity Map



Section 3.5.2(b)- Historic Resources The Groves Specific Plan

3.5.2(b) - Historic Resources

The following elements are included throughout THE GROVES community to help educate residents and visitors in the rich history of the surrounding area by providing historic information and/or visual references to one or more of the following historic uses of the project site or project area: a Mission storehouse, a Native American village, a Mexican rancho, Mormon settlements, and early citrus farming.

a. Historic Reference through Architectural Styles

The architectural styles selected for THE GROVES reflect modern interpretations of the historic architecture prevalent in the region. The designated architectural styles for THE GROVES are: Mediterranean Revival, Craftsman, Prairie, Monterey, and Italianate. These architectural styles are consistent with the Loma Linda Municipal Code, Chapter 17.82 (Historic Mission Overlay District).

b. Historic Reference through Mission District Identification

In order to convey the area's history to residents and visitors of THE GROVES, the design of the Major Monuments and Minor Monument discussed in Section IV.D.3, Monumentation, includes text identifying the "Historic Mission District" in addition to the THE GROVES community name at prominent entryways into the community.

c. Historic Reference through Public Art at Entry Monuments

As a special accent to the Monuments discussed in Section IV.D.3, Monumentation, public art elements are used to evoke the history of THE GROVES area. The theme and materials employed in the art sculpture may include references to any of the following: Mission period, Native American village, Mexican rancho, Mormon settlers, or citrus farming. The preliminary art concept for the entry monument located on the southwest corner of California Street and Citrus Avenue is a cast metal sculpture of a child riding a vintage orange crate scooter. The vision for the entry monument located on the northwest corner of California Street and Orange Avenue features a cast metal sculpture of vintage smudge pots, which were used in citrus groves to protect fruit trees from frost.

d. Historic Reference through Residential Street Naming

The residential builder(s) of the THE GROVES community will work with the City of Loma Linda to create a residential street naming program that uses words or names connected with the area's historic past, which may include references to the Mission period, Native American village, Mexican rancho, Mormon settlers, or citrus farming.

e. Historic Reference Design Guidelines

These Historic Reference Design Guidelines apply to the locations and land uses specified below to ensure that the design of THE GROVES amenities links the present day community to the area's past. Provisions that are followed by a parenthetical reference to a section of the Loma Linda Municipal Code shall be considered mandatory provisions. The word "shall" indicates elements required by the Loma Linda Municipal Code; whereas, "should" indicates an element that is encouraged but not required, or provides one of a variety of possibilities to implement a mandatory provision. The photographs accompanying the Historic Reference Design Guidelines provisions provide a suggestion, and are not meant to dictate the precise design of the elements.

1) *Zanja Trail*

The following are requirements pertaining to the identification and preservation of the Zanja Trail on-site.

- Establish Zanja Trail alignment based on confirmed Zanja location.
- Interpretative signage shall be provided along the Zanja Trail from South Park to Heritage Park (per 17.82.090.C.5).
- Design elements or materials that provide a visual reference to the appearance of the original Mill Creek Zanja should be considered at a key point along the Zanja Trail connection.



2) *South Park*

- Site design and amenities (e.g., play equipment, picnic shelters) should be influenced by Native American village and/or Mission themes through use of materials including clay tile pavers, barrel tile roofs, stucco, cobble, simple wrought iron, and wood rail fencing.
- Park furnishings (e.g., benches, light standards, drinking fountains, trash receptacles) shall feature styles and materials that are compatible with the historic use of the area (per 17.82.090.C.7) as a Native American village and/or Mission storehouse.



3) *Paseo*

- Interpretative signage shall be provided at the north and south entrances of the Paseo and/or along its path (per 17.82.090.C.5). Consideration should be given to using interpretative signage to create a timeline through history along the Paseo trail (i.e., representing the Mission and Native American periods along the southern portion near South Park, the Mexican rancho period and Mormon settlement in the middle, and citrus farming along the northern portion near North Park).



- Design of the landscape should be complementary to the historic theme, such as the use of native trees and shrubs in a natural pattern, stone accents, and rustic/natural materials.
- Amenities (e.g., benches, exercise stations) shall be complementary to the periods conveyed in the interpretive signage (per 17.82.090.C.7), such as through the use of simple, natural materials.



4) *Community Parks*

- Community Park should reflect the citrus farming history of THE GROVES, including the early period to the modern era, through elements that may include themed playground equipment and themed amenities such as picnic shelters.
- Consideration should be given to the use of citrus trees as an accent in the landscaping within or near Community Parks.
- Park furnishings (e.g., benches, light standards, drinking fountains, trash receptacles) shall feature styles and materials that are compatible with the historic use of the area (per 17.82.090.C.7) for citrus farming.

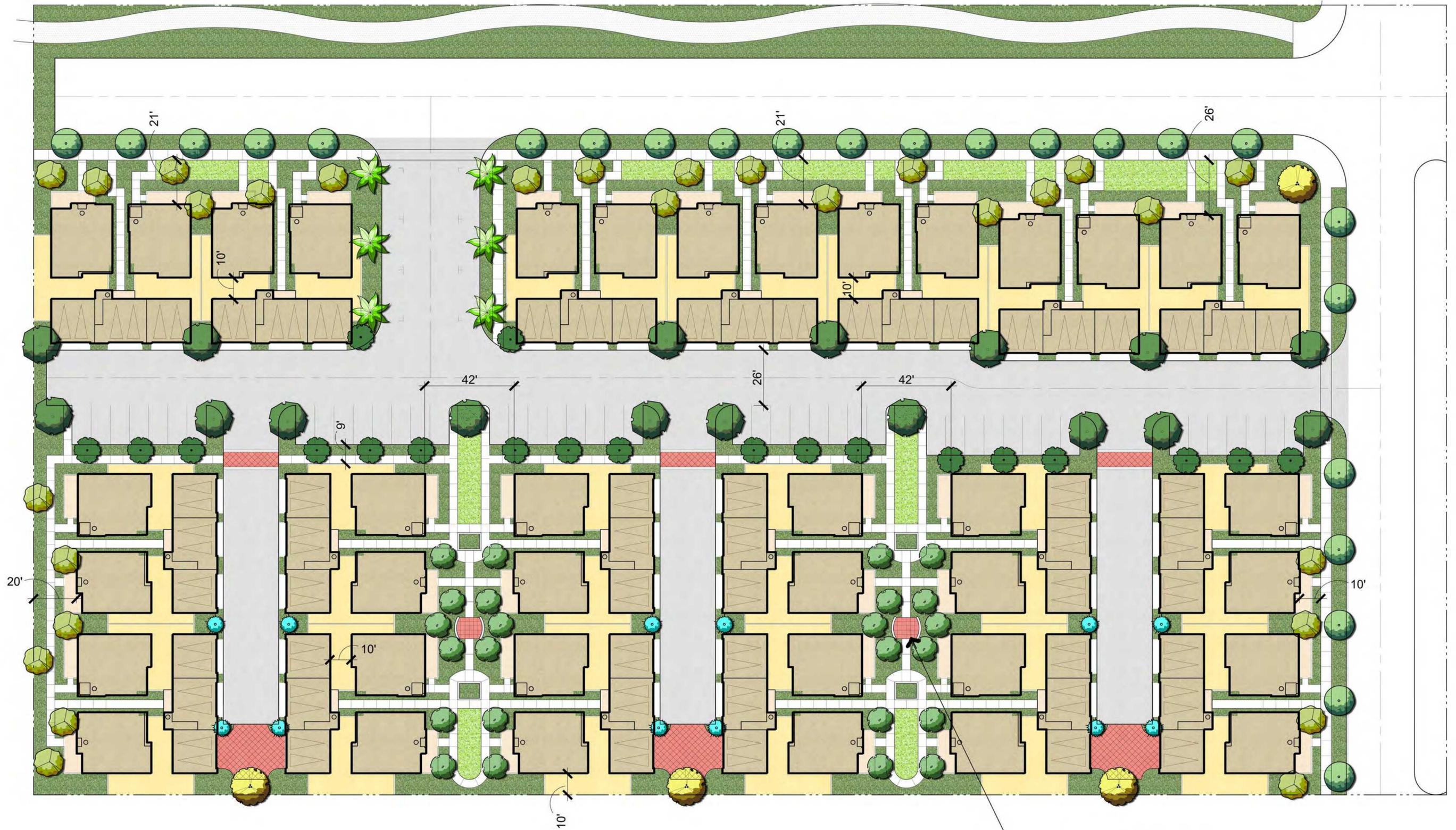


5) *Mixed Use and Senior Housing*

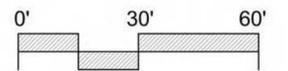
Public art should be employed within focal points in the Mixed Use and Senior Housing areas to educate residents and visitors about the area's diverse history. Appropriate historic references may include one or more of the following: Mission period, Native American village, Mexican rancho, Mormon settlers, or citrus farming.



- Signage should be compatible with the building architectural styles to reflect the historical significance of the area. Signage may include modern interpretations provided it complements the building architecture. Signage should avoid a mundane, mass-produced appearance by discouraging the use of can signs or internally illuminated channel lettering. The design of the sign program shall be able to provide at least one element or component (such as a district logo, sign shape, material, or color) that can be used to unify all future sign programs within the Historic Mission Overlay District.



COMMUNAL BBQ AREA
(TYP.)

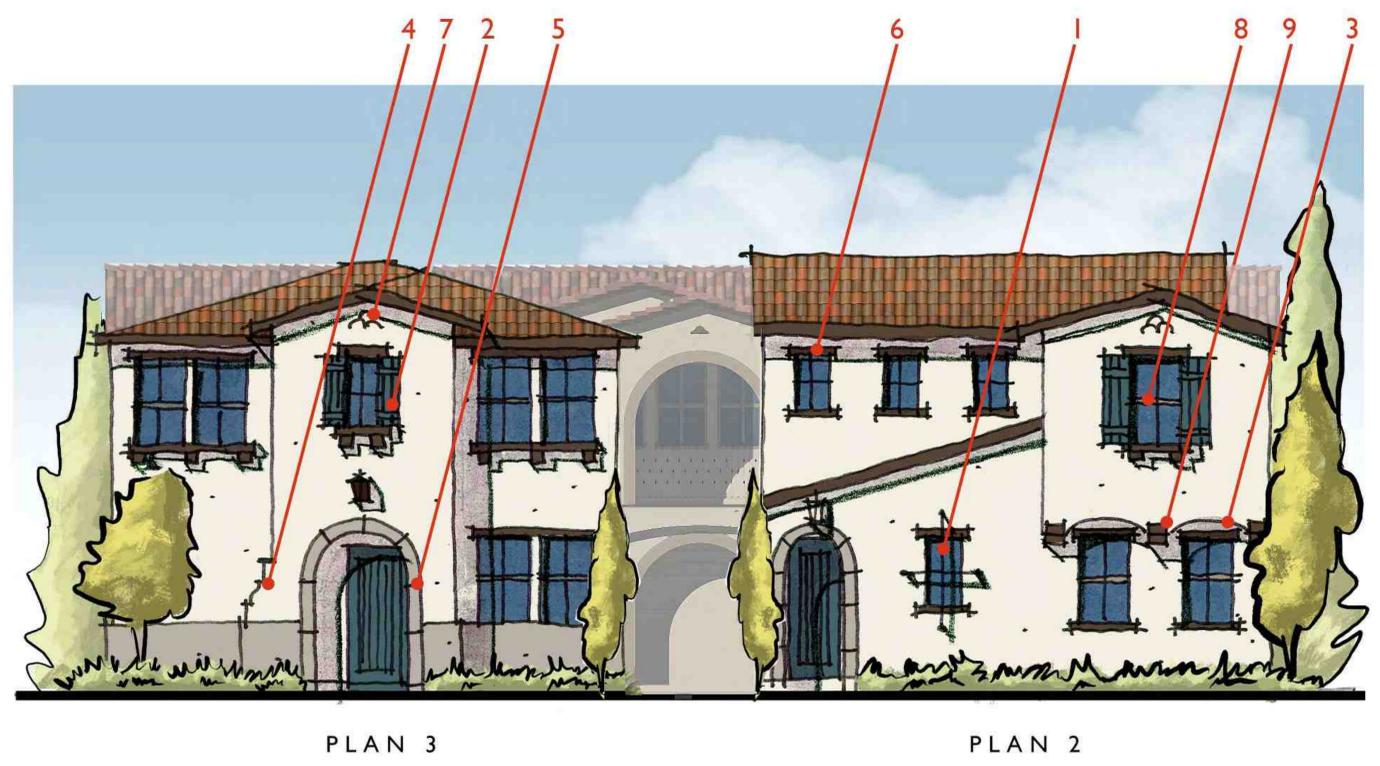
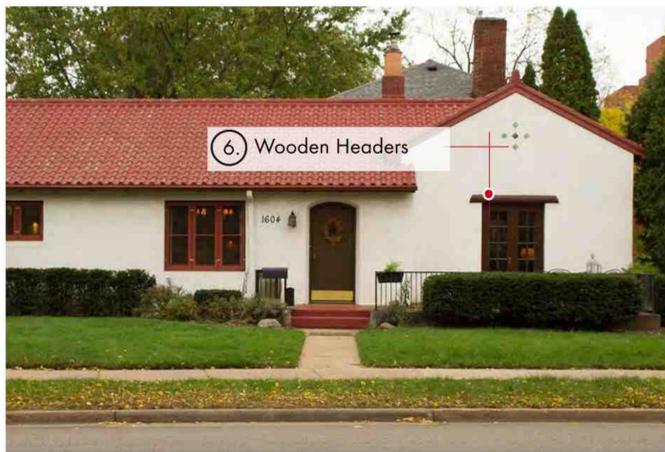


PA-3 TRIPLEX - LARGE

SITESCAPES
Landscape Architecture & Planning
3190-82 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB NO. 19-026 JUNE 26, 2019

ATTACHMENT D



- 1. Iron Grill
- 2. Shutters
- 3. Arched Soffits
- 4. Decor Wing Walls
- 5. Entry Trim
- 6. Wooden Headers
- 7. Clay Pipes
- 8. Focal Window
- 9. Wood Corbel & Outlookers

ELEVATION CONCEPT

HISTORICAL IMAGES

INSPIRATION IMAGES

HISTORICAL COMMISSION

Regular Meeting of March 04, 2019

A regular meeting of the Historical Commission was called to order by Vice Chairman Stewart at 5:35PM, Monday, March 4, 2019 in the Community Room, 25541 Barton Road, Loma Linda, California.

Commissioners present: Michael Stewart, Chairman
Fred Ramos, Commissioner
Betty Stark, Commissioner
William B. Coffman, Commissioner
Georgia Hodgkin, Commissioner
Dick Wiley, Commissioner

Commissioners absent: Richard Schaefer, Commissioner
Lori Curtis, Commissioner

Staff present: Konrad Bolowich, Assistant City Manager
Lorena Matarrita, Associate Planner
Alexa F. Zamora, Administrative Specialist I

Chairman Stewart called the meeting to order at 5:35PM and opened the floor for public comments.

Commissioner Ramos asked about the lot that was discussed last meeting and commented on the drainage for the lot.

A. DISCUSSION ITEMS

- 1. MINOR MODIFICATION** to Approved Plan No. P19-031 to modify the approved Precise Plan of Design application No. 17-163 project known as "Citrus Glen by KB Home" and allow a 6th floor plan option (1,771 sqft home with 415 sqft garage) within the 95-lot community located on a 49.9 acre site on the southeast corner of Citrus Ave and New Jersey St within the Low Density Land Use Designation and R-1 Zone.

Planner Matarrita presented information about incoming development regarding floor plan size, and exterior designs. Commissioner Hodgkin inquired about lot size, to which Planner Matarrita explained the code requires lots to be a minimum of 7,200 sqft.

Chairman Stewart likes that there are more floor plans, it means more variety. ACM Bolowich agreed, with more floorplans, none of the same houses will be next to each other.

Commissioner Stark motioned to approve the Minor Modification to Approved Plan No. P19-031, seconded by Commissioner Coffman. 6 yeas, 0 nays, 0 abstentions, 2 absent.

- 2. Architectural elevations for potential senior housing structure in The Groves/SPA-D area:**

Commissioner Stark said she liked some of the sample buildings, but did not like the buildings with stairs. Commissioner Hodgkin agreed that steps would pose problems for seniors living there. ACM Bolowich explained the pictures were examples of buildings, and that there may be stairs inside, but there will be elevators as well.

ACM Bolowich shared he has seen conceptual drafts of proposed building and that they tie into the community and merge into the sidewalk, rather than having a parking lot in between the building and the street; additionally, the entrance will be on Oak street.

Commissioner Stark liked the buildings with balconies and Commissioner Hodgkin asked about the square footage, ACM Bolowich explained each will have two or three bedrooms, however the square footage of each apartment is unknown at this time.

3. Signage for wayfinding in the historic district:

ACM Bolowich presented examples and explained what type of signs could be used. Discussion ensued regarding the style of the signs.

Chairman Stewart suggested tabling the sign topic until the commission distinguishes where the signs will be placed and the amount of signs needed. Commissioner Ramos asked where the signs will be placed, Chairman Stewart explained they would be placed upon entering the historic district.

Chairman Stewart tabled item until historic districts are clearly defined and the commission decides what kind of signs will be used.

4. APPROVAL OF MINUTES: February 04, 2019

Commissioner Wiley motioned to approve the minutes, seconded by Commissioner Stark. 5 yeas, 0 nays, 1 abstention, 2 absent.

B. OTHER ITEMS

ACM Bolowich shared Frink Adobe was cleaned up, an alarm was put in; the city is working with landscaping company to install drip irrigation. Commissioner Wiley asked about grapefruit trees.

Member of the audience asked why shed near Frink Adobe was torn down. Discussion ensued regarding the Frink Adobe's demolished shed, the property surrounding it, the way trees were trimmed, and about the homeless issue in the area.

C. ADJOURNMENT – 6:20 PM